001.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,800 / 906,800
					USE VALUE:	906,800 / 906,800
					ASSESSED:	906,800 / 906,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARATORE LILIA & MARIE C/TRS
Owner 2:	51-53 THORNDIKE ST NOMINEE TR
Owner 3:	
Street 1:	142 CHILTON ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	PARATORE LILIA & MARIE C -
Owner 2:	-
Street 1:	142 CHILTON ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2434 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	474,700		432,100	906,800
Total Card	0.092	474,700		432,100	906,800
Total Parcel	0.092	474,700		432,100	906,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.56 | /Parcel: 372.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 171

GIS Ref

GIS Ref

Insp Date 08/25/17

!16!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,700	0	4,002.	432,000	906,700	906,700	Year End Roll	12/18/2019
2019	104	FV	367,000	0	4,002.	459,100	826,100	826,100	Year End Roll	1/3/2019
2018	104	FV	367,000	0	4,002.	334,800	701,800	701,800	Year End Roll	12/20/2017
2017	104	FV	343,600	0	4,002.	291,600	635,200	635,200	Year End Roll	1/3/2017
2016	104	FV	343,600	0	4,002.	248,400	592,000	592,000	Year End	1/4/2016
2015	104	FV	305,200	0	4,002.	243,000	548,200	548,200	Year End Roll	12/11/2014
2014	104	FV	305,200	0	4,002.	199,800	505,000	505,000	Year End Roll	12/16/2013
2013	104	FV	317,900	0	4,002.	190,100	508,000	508,000		12/13/2012

PRINT

Date	Time
12/10/20	15:54:59

LAST REV

Date	Time
04/11/18	13:17:35

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARATORE LILIA	0809-112		3/20/2018	Convenience	1	No	No		
PARATORE LILIA	52587-199		4/16/2009	Family	1	No	No		
	809-112		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2011	1122	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA: 0.09187 | Total SF/SM: 4002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08138871
Const Adj.:	0.99980003
Adj $ / SQ:	183.799
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644927
Depreciation:	170261
Depreciated Total:	474667

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

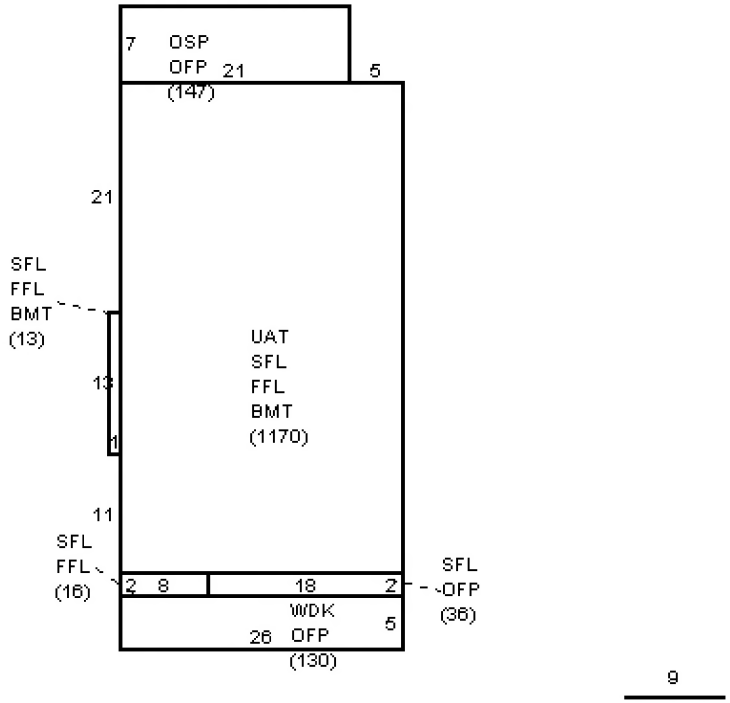
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
96	083.0-0002-0003.0		9/4/1998	279,500
92	004.0-0004-0004.0		3/11/1998	285,000
91	068.0-0002-0011.0		12/1/1998	268,000
91	001.0-0001-0025.0		5/15/1998	283,000
91	005.0-0003-0015.0		8/25/1998	323,000
91	044.0-0006-0005.0		6/26/1998	263,000
WtAv$/SQ:		AvRate:	92	Ind.Val 291869.9275

Juris. Factor:		Before Depr:	183.80
Special Features:	0	Val/Su Net:	105.49
Final Total:	474700	Val/Su SzAd	195.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,235	183.800	226,992
FFL	First Floor	1,199	183.800	220,375
BMT	Basement	1,183	55.140	65,230
OFP	Open Porch	313	21.770	6,813
UAT	Upper Attic	293	73.520	21,505
OSP	Screen Porch	147	30.490	4,482
WDK	Deck	130	13.690	1,780
	Net Sketched Area:	4,500	Total:	547,177
Size Ad	2434	Gross Are	5377	FinArea 2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: